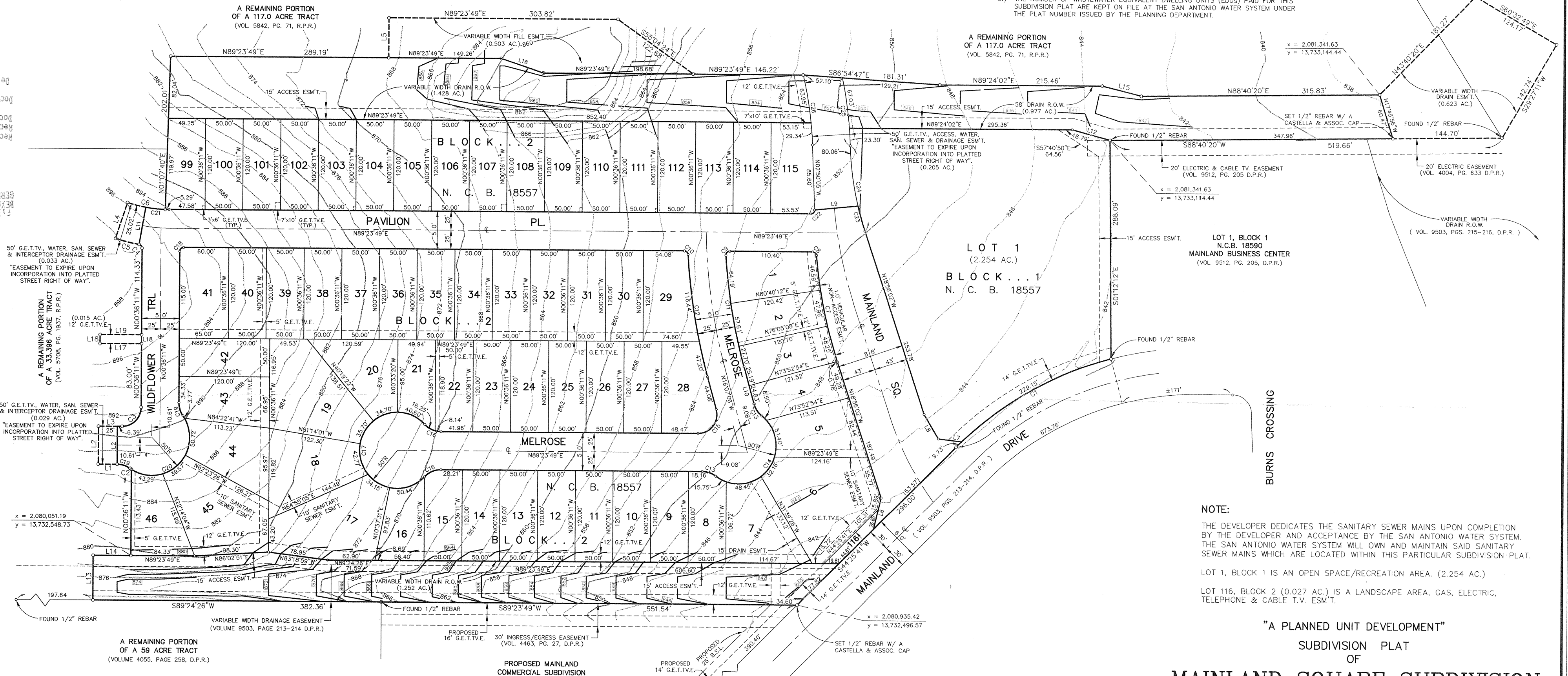


CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	450.00	238.89	122.33	236.09	30.7429
C2	211.00	100.00	51.11	100.00	27.0000
C3	25.00	39.27	25.00	35.36	90.0000
C4	5.00	6.97	4.18	6.42	79.4949
C5	22.00	32.11	16.11	29.58	50.6132
C6	175.00	50.80	25.58	50.62	16.3752
C7	600.00	143.57	72.13	143.23	13.9427
C8	5.00	7.85	4.63	6.78	85.7248
C9	5.00	8.17	7.33	8.37	93.0709
C10	5.00	7.56	4.72	6.86	86.3941
C11	720.00	149.49	75.02	147.22	11.5346
C12	10.00	15.64	8.49	12.93	72.0000
C13	30.00	19.26	9.97	18.93	36.4637
C14	50.00	12.67	6.156	11.00	79.9410
C15	30.00	46.04	23.89	46.04	130.5000
C16	30.00	24.38	12.91	23.72	45.3403
C17	50.00	23.66	—	68.75	273.0806
C18	5.00	7.85	—	10.00	90.0000
C19	30.00	16.28	9.43	16.00	34.7423
C20	50.00	13.946	280.90	98.45	159.8450
C21	175.00	31.06	15.57	31.02	10.7151
C22	5.00	6.97	2.20	7.21	92.1355
C23	400.00	34.01	17.17	34.30	0.4544
C24	400.00	11.38	57.58	113.99	16.2301
C25	90.33	44.28	—	90.22	0.95130
C26	475.00	93.29	46.80	93.14	11.7151

- ## "NOTES AND LEGEND"
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY OF ELECTRIC AND GAS LINES AND SERVICE FACILITIES IN THIS CITY TO THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO REMOVE UTILITIES WITHIN SAID ADJACENT LAND, EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT POWER LINES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS TO THE EASEMENTS WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PARTY WHO HAS BEEN DETERMINED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3.) THIS PLAN DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - 4.) BUILDING SETBACK LINE
 - 5.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT E.T.V.E.
 - 6.) ELECTRIC & CABLE TELEVISION EASEMENT E.T.V.E.
 - 7.) TELEPHONE & CABLE TELEVISION EASEMENT T.T.V.E.
 - 8.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.V.E.
 - 9.) WATER, SEWER, DRAINAGE, EQUIPMENT LINE (Edu) & P.D.F. EASEMENT
 - 10.) SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S89°23'49" W	25.00'
L2	N00°36'11" W	50.00'
L3	N89°23'49" E	31.39'
L4	N17°45'32" E	50.00'
L5	N00°36'11" W	52.41'
L6	N12°44'49" E	42.55'
L7	N83°17'51" W	37.76'
L8	N31°14'32" W	30.24'
L9	N83°45'31" E	57.69'
L10	S16°07'06" E	50.01'
L11	N09°34'01" E	52.00'
L12	S75°22'29" E	50.00'
L13	N00°36'11" W	59.21'
L14	N89°23'49" E	50.00'
L15	S76°24'27" E	53.54'
L16	N71°49'30" W	59.02'
L17	S89°23'49" W	55.00'
L18	N00°36'11" W	12.00'
L19	N89°23'49" E	55.00'

A REMAINING PORTION
OF A 12.29 ACRE TRACT
(VOL. 2926, PG. 1482, R.P.R.)



NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

LOT 1, BLOCK 1 IS AN OPEN SPACE/RECREATION AREA. (2.254 AC.)

LOT 116, BLOCK 2 (0.027 AC.) IS A LANDSCAPE AREA, GAS, ELECTRIC,
TELEPHONE & CABLE T.V. ESM'T.

"A PLANNED UNIT DEVELOPMENT"

SUBDIVISION PLAT
OF

BEING 20.601 ACRES OF LAND OUT OF N.C.B. 18557,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ MAINLAND SQUARE SUBDIVISION UNIT 1 _____
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 22 DAY OF oct. A.D., 1997
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS:

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS)
(COUNTY OF BEXAR)

I, Carrie Nichols, COUNTY CLERK OF SAID COUNTY DO
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
31 DAY OF October, A.D. 1977 AT 4:55 P.M. AND DULY RECORDED THE
3 DAY OF November, A.D. 1977 AT 7:32 A.M. IN THE RECORDS OF
Acad and Nat OF SAID COUNTY, IN BOOK VOLUME 9538

ON PAGE 143
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
3 DAY OF November, A.D. 1997
COUNTY CLERK, BEXAR COUNTY, TEXAS

05-02-050

W.F.CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

DRAWN BY: L.R.
JOB ORDER NO. 46347.00

STATE OF TEXAS)
COUNTY OF BEXAR)

FOUND 1/2" REBAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAN TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STEVEN E. HANAN
38245
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

SEEN TO & SUBSCRIBED BEFORE ME THIS THE 6th DAY OF OCTOBER A.D., 1997.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public, State of Texas
My Comm. Exp. 11/08/97

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

STATE OF TEXAS
REGISTERED
MICHAEL HABERER
2501
PROFESSIONAL
LAND SURVEYOR

 REGISTERED PROFESSIONAL LAND SURVEYOR
 SWORN TO & SUBSCRIBED BEFORE ME THIS THE 6th DAY OF OCTOBER, 1999

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY
AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS,
ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN
FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER MEDALLION, INC., PAUL W. KUMMER, VICE-PRESIDENT

DULY AUTHORIZED AGENT


STATE OF TEXAS)
COUNTY OF BEXAR)

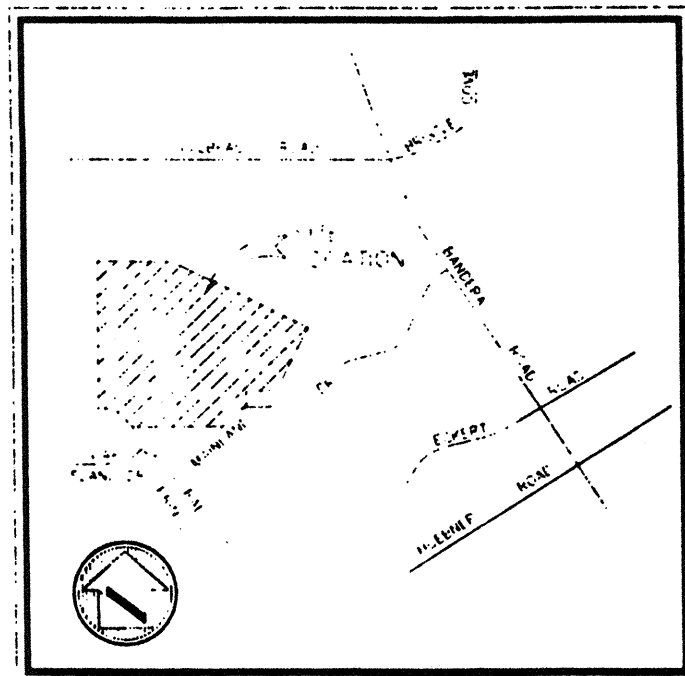
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

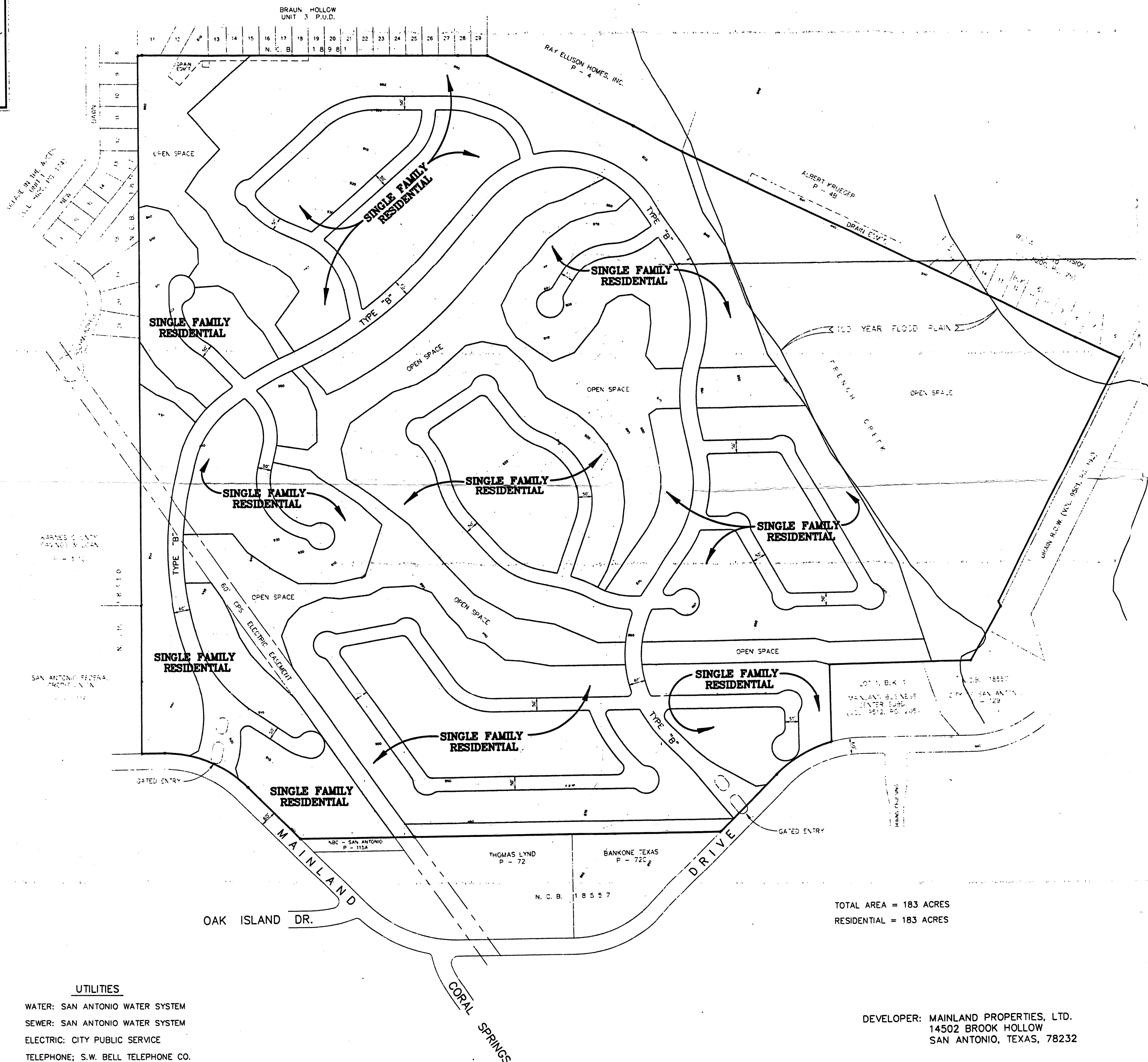
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 16 DAY OF October A.D., 1997.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS


 ARTHUR LEE WRIGHT
 Notary Public, State of Texas
 My Comm. Exp. 11/08/97



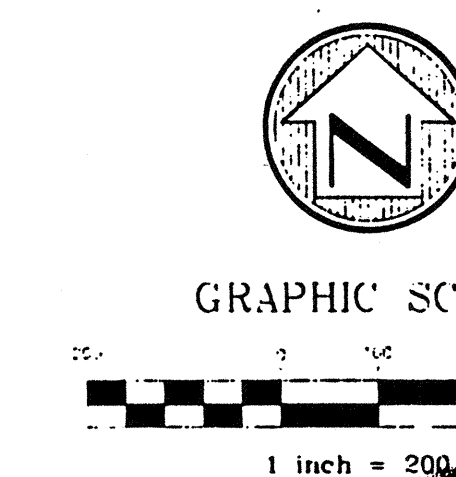
LOCATION MAP



TOTAL AREA = 183 ACRES
RESIDENTIAL = 183 ACRES

DEVELOPER: MAINLAND PROPERTIES, LTD.
14502 BROOK HOLLOW
SAN ANTONIO, TEXAS, 78232

UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.



NOTE:
ALL STREETS TO BE TYPE "A" LOCAL
UNLESS SHOWN OTHERWISE.

PLAN HAS BEEN ACCEPTED BY
COSA *D. L. L. L.*
DATE Jan 21, 1996 505
(number)
If no plats are filed, plan will
expire on Dec 21, 1997
1st plat filed on _____

"A PLANNED UNIT DEVELOPMENT"

P.O.A.D.P. PLAN
for
THE PARKLANDS SUBDIVISION



N.F.C. & ASSOCIATES, INC.
Engineers - Architects - Surveyors
1111 W. Loop West, Suite 1000, Fort Worth, Texas 76102-1000

REVISIONS:

JOB NO. 45562.02
FILE: _____
DATE: 05/23/96
DESIGN: _____
DRAWN: _____
CHECKED: _____
SHEET 1 OF 1



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 05-02-050
Assigned by city staff

Date: _____

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: MADILLON, Ltd.

Phone: 210.494.2555 Fax: 210.494.2381

Address: 6929 CAMP BUTLER

City: SAN ANTONIO State: TXAS Zip code: 78256

Engineer/Surveyor: W.F. CASTAÑEDA & ASSOCIATES

Address: 6800 PARK TANK ST. 1809 Phone#: 210.734.5331

City: SAN ANTONIO State: TXAS Zip code: 78213

(b) Name of Project: THE PORTLANDS

(c) (k) Site location or address of Project and Legal description:

MAIN AND DRIVE HIGHWAY AND PARK

Council District 7 ETJ _____ Over Edward's Aquifer Recharge? () yes (x) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet ~~single-family residential~~: 7,971,480 x

(e) Total area of impervious surface, in square feet 3,103,592 x approx

(f) Number of residential dwellings units, by type; 361 / ~~single-family~~

(g) Type and amount of non-residential square footage; 0

(h) Phases of the development, (If Applicable); 7

4. What is the date the applicant claims rights vested for this Project? 6.21.96

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Development of single-family homes

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

Permit File # 05-02-050

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: THE PORTLANDS # 505

Date accepted: 6.21.96 Expiration Date: N/A MDP Size: 183 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

FIRST PLAT APPROVED UNDER POADP # 505 WAS # 970369
MAINLAND SQUARE SUBDIVISION UNIT 1 (ATTACHED)

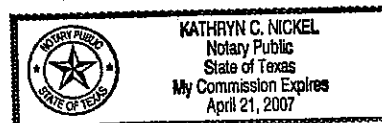
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: J. DARRYL BYRD Signature: [Signature] Date: 2.3.05

Sworn to and subscribed before me by J. DARRYL BYRD on this 3 day of FEBRUARY in the year 2005, to certify which witness my hand and seal of office.

[Signature]
Notary Public, State of Texas



City of San Antonio use

Permit File: # 05-02-050

Assigned by city staff

Date: 2/14/05

☒ **Approved**

☐ **Disapproved**

Review By: _____


Development Services Department

Date: _____

Comments: As of June 21, 1996 for approximately 361 single-family dwellings.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.